

Planning Statement

Application for Conversion of Detached Garage to Ancillary Habitable Accommodation

Site Address: The Stables, Brooklyn Avenue, Hurstead, Rochdale

1. Introduction

This planning statement has been prepared in support of a planning application for the conversion of an existing detached garage at The Stables, Brooklyn Avenue, Hurstead, Rochdale, to habitable accommodation incidental to the main dwellinghouse.

The proposal seeks to provide additional living space to support the reasonable domestic needs of the occupiers, including occasional sleeping accommodation for visiting family members or guests.

2. Site and Surroundings

The application site comprises a residential property known as The Stables, located on Brooklyn Avenue in Hurstead. The property benefits from a detached brick-built garage situated within the curtilage of the dwelling and set well back from the road frontage.

The garage is of traditional construction, comprising brick walls beneath a dual-pitched slated roof, and is visually subservient to the main dwelling.

3. Description of Development

The proposed development involves the conversion of the existing detached garage into habitable accommodation ancillary to the main dwelling. The internal works will facilitate a flexible living space capable of supporting day-to-day domestic activities, including occasional overnight stays for family members or guests.

The proposal **does not** seek to create a separate residential unit. The converted space will remain fully integrated with and functionally dependent upon the main dwellinghouse.

4. External Alterations

External alterations are minimal and limited to:

- The removal of the existing garage door
- Its replacement with an aluminium glazed entrance screen

These changes are modest in scale and design and will not materially alter the overall appearance or character of the structure.

Furthermore, given the garage's position set well back from the road frontage, the development will have a negligible visual impact on the wider street scene.

5. Use and Ancillary Nature

A key consideration of this proposal is that the converted building will remain **ancillary to the main dwellinghouse** at all times.

- The accommodation will not be used, sold, or let as a separate residential unit
- There will be no independent planning unit created
- The use will remain incidental to the enjoyment of the host dwelling

The inclusion of facilities within the building is intended solely to support flexible domestic use and does not alter its fundamentally ancillary role.

6. Building Regulations and Quality of Accommodation

The conversion will be carried out in full compliance with current Building Regulations. This will include:

- Appropriate thermal upgrades to walls, roof, and openings
- Adequate ventilation and insulation measures
- Compliance with fire safety and means of escape requirements

These improvements will ensure that the building provides a high-quality, safe, and energy-efficient internal environment.

7. Planning Considerations

The proposal represents a sustainable form of development through the reuse of an existing structure within the residential curtilage.

Given:

- The absence of significant external alterations
- The subordinate and ancillary nature of the use
- The lack of impact on neighbouring amenity or character of the area

the development is considered to be appropriate and in keeping with the established residential use of the site.

8. Conclusion

The proposed conversion of the detached garage at The Stables, Brooklyn Avenue, Hurstead, Rochdale, constitutes a modest and well-considered form of development.

It will:

- Provide additional ancillary living accommodation
- Maintain the character and appearance of the existing structure
- Avoid the creation of a separate residential unit
- Deliver a high-quality, policy-compliant outcome

In light of the above, the proposal is considered to be acceptable and it is respectfully requested that planning permission be granted.

AJ Cocker Associates

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